



**Minutes of Meeting  
February 25, 2014**

**A. CALL THE MEETING TO ORDER**

The meeting was called to order at 4:01 p.m. by Chair Thompson in the City Council Chambers of the Municipal Building, 7500 West 29<sup>th</sup> Avenue, Wheat Ridge, Colorado.

**B. ROLL CALL OF MEMBERS**

Authority Members Present:            Thomas Abbott  
    Chad Harr  
    Tracy Langworthy  
    Janice Thompson  
    Jennifer Walter

Authority Members Absent:            None

Also Present:                                Sally Payne, Deputy Director  
    Dick Matthews, CPA  
    Ann Wang, CPA  
    Kim Waggoner, Recording Secretary

All attendees introduced themselves.

**C. APPROVAL OF MINUTES: January 28, 2014**

**It was moved by Mr. Abbott and seconded by Mr. Harr to approve the minutes of January 28, 2014 as written. Motion carried 5-0.**

**D. OFFICERS REPORTS**

Ms. Langworthy stated she met with Councilman Bud Starker regarding his memorandum regarding East Wheat Ridge Neighborhood Project. She provided a copy of the memorandum to the Authority members. The purpose of project is to leverage the Authority's assets by engaging existing homeowners to add to and renovate their

properties and attract residential developers to build in the target area between Sheridan Boulevard and Harlan Street, and W. 26<sup>th</sup> Avenue to W. 44<sup>th</sup> Avenue.

There was some discussion about the project including owner occupied properties, rental properties, project funding, permit fee grants, expedited permits, matching and down payment assistance. Chair Thompson asked the members to review and email their questions and ideas to Ms. Payne before the next meeting in March.

**E. PUBLIC FORUM**

No members of the public were present to address the Authority at this time.

**F. NEW BUSINESS**

**1. Update on Single Family Homes Rehab and Sales**

Ms. Payne stated the property on Otis Street will close on February 28. She asked the members to provide rehabilitation feedback by March 4.

**G. OLD BUSINESS**

**1. Fruitdale School**

**A. RFI Update**

Ms. Payne stated the Lu Stasko Group is interested in marketing the RFI to a number of media sources and developers. The RFI will be released in mid to late March and there will be a 90-day time frame for responses.

In response to an inquiry from Ms. Walters last month, Ms. Payne stated the City Attorney stated the expense for the rezoning/re-platting is acceptable.

There was some discussion about a tour for the members who have not seen the school.

**H. OTHER**

**1. A Resolution Amending the 2013 Budget by Restatement and Enacting a Budget and Appropriation for the Year 2014.**

Mr. Matthews reviewed the proposed budget. He stated the budget took a major hit when the CDGB funds were returned to Jefferson County. The Authority discussed the budget in detail including line items and bank fees.

Mr. Matthews also reviewed the balance sheet. He stated he sent a copy of the general ledger to Wendy Swanhorst for the audit. He expects to file a short form.

Chair Thompson thanked Mr. Matthews for his work over the past several years.

Chair Thompson welcomed Ms. Wang as the new accountant.

**It was moved by Ms. Langworthy and seconded by Ms. Walters to approve Resolution 03-2014, A Resolution Amending the 2013 Budget by Restatement and Enacting a Budget and Appropriation for the Year 2014.  
Motion carried 5-0.**

**I. ADJOURNMENT**

**It was moved by Ms. Langworthy and seconded by Mr. Abbott to adjourn the meeting at 4:47 p.m. Motion carried 5-0.**

Next meeting will be March 25, 2014.

	
<hr/> Janice Thompson, Chair	<hr/> Kim Waggoner, Recording Secretary